

REGULATIONS AND CRITERIA APPLICABLE TO TEMPORARY TRAILER

DEFINITION

Temporary Trailer means a trailer, modular unit or other moveable prefabricated structure of 2,000 square feet or less in floor area.

The temporary trailer shall be used to conduct a commercial, industrial or manufacturing use previously legally conducted on the site in order to accomplish one or more of the following:

1. Retrofit for seismic safety;
2. Restoration of the primary structure necessitated by the total or partial destruction or damage of the structure by catastrophic events or sudden cause; or
3. Other such work determined by the Director of Planning to be the interest of public health and safety

Temporary Antenna Trailer means a temporary, portable antenna, along with attendant cabinets and other equipment, mounted on a Trailer that is licensed by the California Department of Motor Vehicles and is capable of towing by a single axle pickup truck.

No Temporary Use Trailer or Temporary Antenna Trailer shall be used on any property unless:

1. The property is located in a Commercial Zoning District, in an Industrial District or those Planned Development Zoning Districts which permit uses in the Commercial or Industrial Districts; and
2. The property owner has obtained a valid Permit issued in conformance with this Part.

20.80.1750 Temporary Antenna Trailer - Permit Required

- A. A Temporary Antenna Trailer for the testing of a wireless communication network requires the following Permit:
 1. An Administrative Permit, as provided in Chapter 20.100 of this Title, and in conformance with the requirements of Part 18 of Chapter 20.80; or

2. In the event the owner cannot meet the requirements of Part 18 of Chapter 20.80 or the Director denies an Administrative Permit, a Special Use Permit, as provided in Chapter 20.100.

- B. All Applications for Permit for a Temporary Antenna Trailer shall set forth facts demonstrating to the satisfaction of the Director that the Temporary Antenna Trailer will be used to determine if the site is necessary for a Wireless Communications Network.
- C. All applications shall demonstrate that the proposed Temporary Antenna Trailer shall be maintained in conformance with the provisions of Section 20.80.1760.

CONDITIONS OF USE

Temporary Use Trailer Conditions.

The use of a trailer for use to conduct a business during seismic retrofits, restoration of a structure or work approved by the Director of Planning may be permitted with a Administrative Permit in accordance with the below conditions. However, if the following conditions cannot be met, a Special Use Permit shall be required:

1. The use of a trailer may be permitted for up to one year, and renewed for one additional year at the discretion of the Director of Planning.
2. No more than one (1) trailer per lot shall be permitted at any given time.
3. The trailer shall be located a minimum of fifteen (15) feet from the property line.
4. No trailer shall be used in such a manner that circulation aisles are blocked
5. The minimum number of required off-street parking spaces for the site shall be calculated based upon the cumulative square footage of the trailer and any remaining usable space in the primary structure.
6. Not more than one sign shall be permitted per lot. Such sign shall be attached to the trailer and shall not exceed six (6) square feet in area.

PLEASE NOTE THIS APPLICATIONS MUST BE HAND-DELIVERED TO ROOM 400, CITY HALL ANNEX.

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7. The hours of operation shall be the same as for the preexisting use in the primary structure.
8. For legal nonconforming structures and associated uses, failure to apply for a building permit within nine (9) months of the destruction of such primary structure, or failure to begin construction within three (3) months of the issuance of a building permit shall be deemed to be discontinuation or abandonment of the use.
9. The trailer shall comply with all applicable Building and Fire Safety Standards.
10. All necessary City permits, in addition to those required by Part 18 of Chapter 20.80 of Title 20, shall be obtained prior to installation of the trailer.

Temporary Antenna Trailer Conditions

The use of a Temporary Antenna Trailer shall be in accordance with all of the following conditions:

1. The Temporary Antenna Trailer will not exceed forty-five (45) feet in height when fully extended, or the maximum height of the zoning district, whichever is less; and
2. The Temporary Antenna Trailer will operate for no more than six (6) months at the site and no Temporary Antenna Trailer has operated within two thousand (2,000) feet of the proposed site in the previous two years; and
3. The issuance of the Permit is intended only for the temporary testing of operation or design of the wireless communications network and the approval of such a Temporary Antenna Trailer shall not serve as a justification or basis for future approvals of wireless communication antennas on the site.
4. No more than one (1) Temporary Antenna Trailer per site may be permitted at any given time; and
5. The Temporary Antenna Trailer shall be located a minimum of fifty (50) feet from the property line; and
6. No Temporary Antenna Trailer shall block any circulation aisles; and

7. The Temporary Antenna Trailer shall comply with all applicable Building and Fire Safety standards; and
8. All necessary Permits shall be obtained prior to installation of the Temporary Antenna Trailer; and
9. Revocation of any Permit issued hereunder shall be in accordance with the provisions of this Title which are applicable to the type of Permit issued.
10. The Temporary Antenna Trailer shall be powered without any on-site generators. All utility connections shall be placed at or below grade to prevent obstructions for pedestrians and vehicles.
11. The Temporary Antenna Trailer shall be designed to reduce the risk of vandalism. Such security should not include additional fencing.

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ADMINISTRATIVE PERMIT APPLICATION (FOR TEMPORARY TRAILERS)

TO BE COMPLETED BY PLANNING STAFF			
FILE NUMBER AP		RECEIPT # _____	
STREET ADDRESS OR PROPERTY LOCATION		DATE _____	
ZONING	PD ZONING FILE #	AMOUNT _____	
QUAD #	PERMIT FILE#	BY _____	
SUBJECT TO CONDITIONS		<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____ BY _____

TO BE COMPLETED BY THE APPLICANT (PLEASE PRINT OR TYPE)
STREET ADDRESS OR PROPERTY LOCATION
ASSESSOR'S PARCEL NUMBER(S)
DESCRIPTION OF THE NEED TO USE A TEMPORARY TRAILER: <input type="checkbox"/> Retrofit for seismic safety. <input type="checkbox"/> Restoration of the primary structure necessitated by the total or partial destruction or damage of the structure by catastrophic event or sudden cause. <input type="checkbox"/> Temporary Antenna Trailer. <input type="checkbox"/> Other such work determined by the Director of Planning to be in the interest of public health and safety.

In addition to the completed application, the following items are required:	
<input type="checkbox"/> FILING FEE (see fee schedule) <input type="checkbox"/> ASSESSOR'S PARCEL MAP marked with the project location. <input type="checkbox"/> PHOTOGRAPHS of existing building if for retrofit, and area where temporary trailer is to be located. <input type="checkbox"/> THREE (3) COPIES of the development plans that include: a. A site plan* drawn to scale showing the location of the proposed trailer on the subject property, and b. A drawing to scale of the proposed trailer (elevations, floor plans, sign details, construction details, fully dimensioned as	* A Site Plan should contain the following basic information: <ul style="list-style-type: none"> • Dimensions of subject property, lot lines, and existing and proposed driveways. • Streets and use information for properties adjoining the subject property. • Existing and proposed buildings and structures, including any proposed building removal. • Dimensions of existing and proposed setbacks. • Existing and proposed off-street parking, loading, and circulation areas.

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ADMINISTRATIVE PERMIT APPLICATION

FILE NUMBER AP

SIGNATURE OF PROPERTY OWNER REQUIRED**PRINT** NAME OF PROPERTY OWNERDAYTIME TELEPHONE #
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ADDRESS

CITY

STATE

ZIP CODE

SIGNATURE

DATE

CONTACT PERSON**PRINT** NAME OF CONTACT PERSONDAYTIME TELEPHONE #
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ADDRESS

CITY

STATE

ZIP CODE

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